106.0	0003	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,157,300 / 1,157,300
					USE VALUE:	1,157,300 / 1,157,300
					ASSESSED:	1,157,300 / 1,157,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMICO ANGELO ANTHONY III &
Owner 2:	AMICO SARAH PURCELL
Owner 3:	
Street 1:	11 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRITT THOMAS M JR & JUDITH F/ -
Owner 2:	TRS/BRITT LIVING TRUST -
Street 1:	11 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,340 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Clapboard Exterior and 3907 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13340.000	583,200		574,100	1,157,300
Total Card	0.306	583,200		574,100	1,157,300
Total Parcel	0.306	583,200		574,100	1,157,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.21 | /Parcel: 296.2

Legal Description

User Acct 67938

GIS Ref

GIS Ref

Insp Date 02/20/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 106.0-0003-0001.B

!8372!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	583,100	0	13,340.	574,100	1,157,200	1,157,200	Year End Roll	12/18/2019
2019	101	FV	443,600	0	13,340.	574,100	1,017,700	1,017,700	Year End Roll	1/3/2019
2018	101	FV	442,700	0	13,340.	492,100	934,800	934,800	Year End Roll	12/20/2017
2017	101	FV	442,700	0	13,340.	459,300	902,000	902,000	Year End Roll	1/3/2017
2016	101	FV	461,700	0	13,340.	393,700	855,400	855,400	Year End	1/4/2016
2015	101	FV	435,700	0	13,340.	352,700	788,400	788,400	Year End Roll	12/11/2014
2014	101	FV	435,700	0	13,340.	326,400	762,100	762,100	Year End Roll	12/16/2013
2013	101	FV	435,700	0	13,340.	311,300	747,000	747,000		12/13/2012

PRINT

Date	Time
12/10/20	22:56:55

LAST REV

Date	Time
02/28/19	10:25:33

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8372

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITT THOMAS M	1484-57		1/15/2016		931,000	No	No		
BRITT THOMAS JR	1441-81		9/3/2013	Convenience	1	No	No		
BRITT THOMAS JR	1234-140		3/16/2001	Family	10	No	No		
PRINCE LILLIAN	1066-104		2/12/1990	Family	1	No	No		
PRINCE LILLIAN	985-2		6/1/1984	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	67938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2018	77	New Wind	4,700	C				
1/18/2018	53	New Wind	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2019	Meas/Inspect	DGM	D Mann
9/14/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Info At Door	189	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/28/1999	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13340		Sq. Ft.	Site		0	70.	0.61	4									574,138						574,100	

Total AC/HA: 0.30624 | Total SF/SM: 13340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 574,138 | Spl Credit | Total: 574,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.96607459
Const Adj.:	1.01092887
Adj $ / SQ:	131.845
Other Features:	140869
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653841
Depreciation:	70615
Depreciated Total:	583226

COMMENTS

643-3372 OF=EXTRA SINK IN BATH VAULTED CEILINGS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB 1		

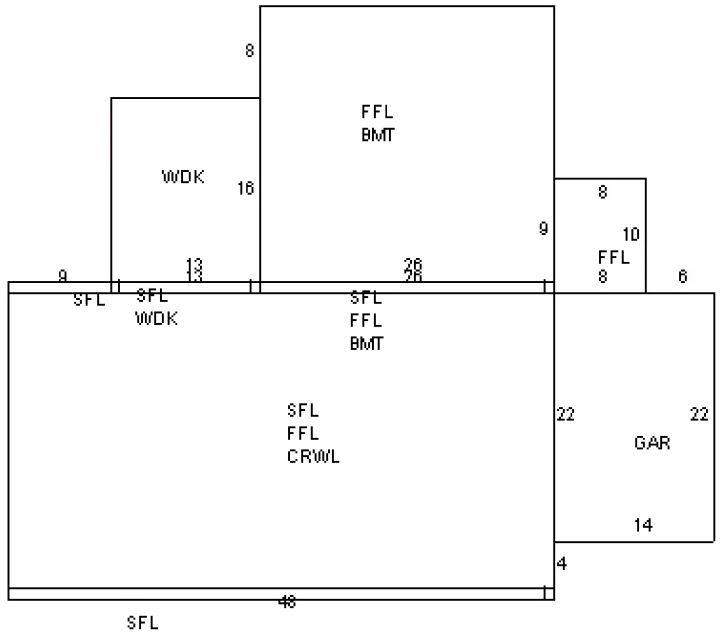
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	131.85
Special Features:	0	Val/Su Net:	101.44
Final Total:	583200	Val/Su SzAd	175.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,978	131.850	260,790
SFL	Second Floor	1,344	131.850	177,200
CRWL	Crawl Space	1,248	19.780	24,681
BMT	Basement	650	62.690	40,750
GAR	Garage	308	23.370	7,198
WDK	Deck	221	10.640	2,351
	Net Sketched Area:	5,749	Total:	512,970
Size Ad	3322	Gross Are	5749	FinArea 3907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	